



# Rochester Hills

1000 Rochester Hills Dr  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
www.rochesterhills.org

## Master

**File Number: 2013-0357**

**File ID:** 2013-0357

**Type:** Permit

**Status:** To Council

**Version:** 2

**Reference:** 13-012

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 09/25/2013

**File Name:** CLU - Campus Corners Outlot Retail Building

**Final Action:**

**Title label:** Request for Conditional Land Use Approval - To construct two restaurant drive-throughs at a proposed 8,095 square-foot retail outlot building at the Campus Corners shopping center, located on the east side of Livernois, between Walton and Avon, Parcel No. 15-15-101-024, zoned B-3, Shopping Center Business, Campus Corners Associates, Inc., Applicant

**Notes:** City File No. 13-012

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Map aerial.pdf, Revised Site Plans.pdf, Site Plans.pdf, Staff Report 022514.pdf, Traffic Study 020414.pdf, Minutes PC 022514 (Excerpt).pdf, PHN 022514.pdf, Resolution.pdf

**Enactment Number:**

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/25/2014	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	03/17/2014					

### Text of Legislative File 2013-0357

#### Title

Request for Conditional Land Use Approval - To construct two restaurant drive-throughs at a proposed 8,095 square-foot retail outlot building at the Campus Corners shopping center, located on the east side of Livernois, between Walton and Avon, Parcel No. 15-15-101-024, zoned B-3, Shopping Center Business, Campus Corners Associates, Inc., Applicant

#### Body

**Resolved**, that the Rochester Hills City Council hereby approves a conditional land use to construct two drive-throughs at a proposed 8,095 square-foot outlot retail building at the Campus Corners shopping center on the east side of Livernois, between Walton and Avon, zoned B-3, Shopping Center Business, part of Parcel No. 15-15-101-024, with the following findings and conditions:

Findings:

1. The traffic generated by the proposed development is not expected to be detrimental , hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
2. The proposed building and other necessary site improvements meet the standards of the Zoning Ordinance.
3. The proposed building has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the hospital, the general vicinity, adjacent uses of land, the natural environment, and the capacity of public services and facilities affected by the land use .
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
5. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions:

1. Deliveries to the restaurants' back doors will be restricted to non-operating hours.
2. Reduce the stacking lanes for the northern restaurant to eight spaces and to the southern restaurant to nine spaces based upon proof provided to and approved by staff or brought back to the Planning Commission for review to ensure those numbers are satisfactory.
3. Place an island on the southeast corner of the building to reduce traffic conflict .